

**COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND  
SITTING AS THE DISTRICT COUNCIL  
2019 Legislative Session**

Bill No. CB-17-2019

Chapter No. 29

Proposed and Presented by Council Member Davis

Introduced by Council Members Davis and Hawkins

Co-Sponsors \_\_\_\_\_

Date of Introduction: July 2, 2019

**ZONING BILL**

1 AN ORDINANCE concerning

2 R-A Zone

3 For the purpose of permitting Townhouse and One-family detached dwelling uses in the R-A  
4 (Residential Agricultural) Zones of Prince George's County, under certain circumstances.

5 BY repealing and reenacting with amendments:

6 Section 27-441(b),

7 The Zoning Ordinance of Prince George's County, Maryland,

8 being also

9 **SUBTITLE 27. ZONING.**

10 The Prince George's County Code

11 (2015 Edition; 2018 Supplement).

12 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,  
13 Maryland, sitting as the District Council for that part of the Maryland-Washington Regional  
14 District in Prince George's County, Maryland, that Section 27-441(b) of the Zoning Ordinance of  
15 Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County Code,  
16 be and the same is hereby repealed and reenacted with the following amendments:

17 **SUBTITLE 27. ZONING.**

18 **PART 5. RESIDENTIAL ZONES.**

19 **DIVISION 3. USES PERMITTED.**

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**Sec. 27-441. Uses permitted.**

**(b) TABLE OF USES.**

USE	ZONE								
	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20
(7) Residential/Lodging: Dwelling, one-family detached (in general) * * * * *	P	P <sup>83, 129</sup>	P <sup>83, 134</sup>	P <sup>83</sup>	P <sup>83, 121</sup>	P	P	P	P
Townhouse, all others * * * * *	X	P <sup>129</sup>	X <sup>134</sup>	X	P <sup>79, 120, 123, 126, 127</sup>	X <sup>48, 128</sup>	P <sup>48, 111, 124</sup>	X <sup>48</sup>	P <sup>2</sup>

**134** Notwithstanding any other provision of this Part, townhouses and one-family detached dwellings are also a permitted use, provided:

- (a) The use is located on an assemblage of adjacent properties that:
  - (i) is no less than one hundred (100) acres and no more than one hundred fifty (150) acres in size or was formerly used as an airport;
  - (ii) is entirely within one (1) mile of a municipal boundary;
  - (iii) is entirely within 2,500 feet of land owned by a regulated public utility and used for purposes of electrical generation, transmission, or distribution in connection with providing public utility service in the County by a regulated public utility; and
  - (iv) a portion of the boundary of the assemblage of adjacent properties has frontage on a public right-of-way classified as a freeway or higher in the Master Plan of Transportation and is maintained by the State Highway Administration.
- (b) A Detailed Site Plan shall be approved in accordance with Part 3, Division 9, of this Subtitle. Regulations concerning the net lot area, lot coverage and green area, lot/width frontage, yards, building height, density, accessory buildings, private streets, minimum area for development, and other requirements of the R-A Zone shall not apply. The maximum density shall not exceed 4.5 dwelling units per acre, the minimum width for townhouses shall be 22 feet, and the minimum lot depth for townhouses shall be 80 feet. A minimum of seventy-five percent (75%) of all townhouse units shall have a full front façade (excluding gables, bay windows, trim, and doors) of brick, stone, or stucco. Townhouses shall not contain vinyl siding. Elevations shall be submitted with the Detailed Site Plan that demonstrate an architectural design that is compatible with adjacent residential development. All other regulations for the R-T Zone set forth in Sections 27-433(c)–(g) and (i)–(k) and 27-442 shall apply (to the extent that they do not conflict with the preceding requirements in this footnote). Notwithstanding the above, regulations pertaining to lot coverage, lot/width frontage, and building height shall be established by and shown on the Detailed Site Plan.
- (c) Prior to submission of a Detailed Site Plan, a preliminary plan of subdivision must be approved pursuant to Subtitle 24.

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SECTION 2. BE IT FURTHER ENACTED that this Ordinance shall take effect forty-five (45) calendar days after its adoption.

Adopted this 19th day of November, 2019.

COUNTY COUNCIL OF PRINCE GEORGE'S  
COUNTY, MARYLAND, SITTING AS THE  
DISTRICT COUNCIL FOR THAT PART OF  
THE MARYLAND-WASHINGTON REGIONAL  
DISTRICT IN PRINCE GEORGE'S COUNTY,  
MARYLAND

BY: \_\_\_\_\_  
Todd M. Turner  
Chair

ATTEST:

\_\_\_\_\_  
Donna J. Brown  
Clerk of the Council

KEY:  
Underscoring indicates language added to existing law.  
[Brackets] indicate language deleted from existing law.  
Asterisks \*\*\* indicate intervening existing Code provisions that remain unchanged.